



# To Let

**Semi Detached High Quality Industrial / Warehouse**

**To Be Fully Refurbished**

- 7m eaves
- 1 electric loading door
- 30kn/m floor loading
- Secure fenced shared yard
- 15 parking spaces

**30 Riverside Way**

Uxbridge, UB8 2YF

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**10,416 sq ft**

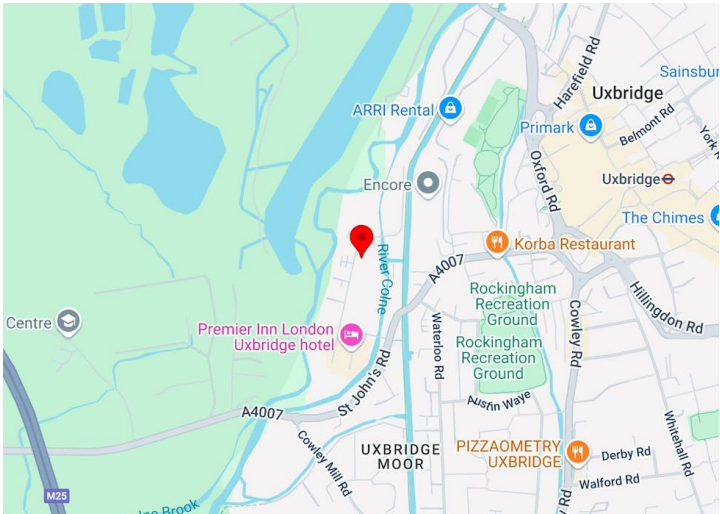
967.68 sq m

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**Reference: #304647**

# 30 Riverside Way

Uxbridge, UB8 2YF



## Summary

Available Size	10,416 sq ft / 967.68 sq m
EPC	C (69)

## Location

Riverside Way is excellently located within walking distance of Uxbridge town centre with its wide range of retail amenities, restaurants and excellent public transport links to include Piccadilly & Metropolitan underground services. The estate itself also benefits from a Premier Inn and Beefeater on site.

The estate provides unrivalled access to the national motorway network namely the M40, A40, M25 and M4, with Heathrow Airport and Central London easily accessible.

## Specification

- 7m eaves
- 1 electric loading door
- 30kn/m floor loading
- New LED lighting
- Secure fenced shared yard
- Passenger lift
- 15 parking spaces

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	8,101	752.61
First Floor offices	2,315	215.07
<b>Total</b>	<b>10,416</b>	<b>967.68</b>

## Terms

A new lease is available directly from the Landlords for a term by arrangement

## Business Rates

Interested parties are advised to make their own enquiries

## Viewings

Strictly through the joint sole agents JLL & Colliers

### Sarah Downes

07856 003033  
sarah.downes@jll.com

### Katy Kenealy

07892 704 393  
katy.kenealy@jll.com

### Harry Tanner

07707 863738  
Harry.Tanner@jll.com